

Division:	Airport	Member:	Alex Erskine 954-828-4966
Project Name:	All Saints Episcopal Church	Case #:	139-R-02
Date:	12/10/02		

No comments.

DRC EVIEW AND REPORT

Division: Engineering

Member: Tim Welch
Engineering Design
Mgr.
Office Ph. 954-828-5123
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5275
Email:
timw@cityfort.com

Project Name: All Saints Episcopal Church

Case #: 139-R-02

Date: 12/10/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Provide a copy of the boundary survey for this property which indicates available public rights of way (property lines) on both sides of the public streets serving this project. It appears that additional right of way may be necessary on Tarpon Terrace for the development of adequate surface water management and proper roadway section.
3. The engineer's plans indicate a varying cross section for Tarpon Terrace from approximately 17 feet at its most narrow width near the southwest church entrance to 20 feet further to the east. A minimum width of 22 feet of roadway is necessary for functional with appropriate additional width for sidewalk, curb and gutter, and drainage facilities. Additional evaluation is necessary to determine the appropriate width of right of way and facilities for assurance of adequate service requirements for this portion of City right of way.
4. It appears that an urban street scape is proposed on Tarpon Drive without drainage facilities. Please discuss the surface water runoff pattern to be employed from the

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SITE PLAN REVIEW AND COMMENT

REPORT

roadway crown toward the west right of way line. Additional evaluation of this design is necessary to ensure adequate service for drainage.

5. Please add to the parking summary table the total number of required parking spaces from those individual requirements for each use.
6. The design proposed indicates the parking areas may be grassed. It's not readily apparent from the engineer's, architect's, or landscape architect's plan what species of grass is to be used or what the compacted base material and thickness will be in accordance with those requirements of Section 47-20.13.C or where retention areas are per part D of this section.
7. There appears to be limited site (yard) elevations in addition to the proposed drainage system to ensure adequate storage and retention of surface water. Understanding the grassed parking areas will be constructed with a compacted rock base and only slightly permeable what additional design features will ensure minimum acceptable retention of surface water on site for water quality and controlling off site discharge (if any control structures are designed yet)?
8. Two (2) of the parking aisles serving the parking lanes leading down to Himmarshee Canal are dead ended zones with greater than 21 parking spaces. The third aisle is a dead end with 17 parking spaces. The third aisle can remain with a final turn around space (not designated for parking). The other two must be reduced to 21 spaces with the final space designated for turn around purpose only.
9. Please explain why the internal two rows of parking have a paving bring drive aisle while the others do not (See Sheet C-4) ? Also, why does the only aisle with brick end before the final spaces ?
10. There appears to be no water or sewer facilities proposed on civil sheet C-5. Why is this sheet and the associated detail sheets provided for review ?
11. Provide a complete photometric plan in accordance with Section 47-20.14 of the City's Code.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: All Saints Episcopal Church

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Comments:

1. Show hydrant location and provide a flow test.
2. Stairs do not comply with NFPA 101, 7.2.2 or 7.1.3. Hybrid stair systems are not permitted. Glass not permitted in closed stair shaft and open stair must be at least 50% open to the exterior and separated from any building openings or fire hazards within 10 ft of such stairs.
3. Additions must be separated as per FBC 3401.8.2.
4. Fire sprinkler system appears to be required at permit phase as per NFPA 101, 12-3.4.2.1.

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Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	All Saints Episcopal Church	Case #:	139-R-02
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Comments:

1. No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
 954-828-5200

Project All Saints Episcopal Church
Name:

Case #: 139-R-02

Date: 12/10/02

Comments:

Comments:

1. Clearly label the “grass parking areas” that are used intermittently (as per Code definition).
2. Finish the planting plan labeling.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. Overhead utilities should be placed underground.
4. Required peninsula tree islands at the terminus of parking spaces require a minimum 8’ width.
5. All Tree Preservation Ordinance requirements apply. A surety may be required to guarantee requirements.
6. As per Sec. 47-21.10 in the CFH zoning district the first 20’ of the yard fronting on the waterway to be in landscape. Verify this requirement.
7. Verify that all vehicular use areas associated with this use meet applicable Code requirements. This applies to any off site parking lots (if applicable).
8. Regarding street trees, ½ of the street trees should be shade trees.

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Division: Planning

Member:

Project All Saints Episcopal Church
Name:

Case #: 139-R-02

Date: 12/10/02

Comments:

Request: Site Plan Level III Review for building addition and new parking area in RS-8.

1. Waterway uses require review by the Planning & Zoning Board. A separate application and fee is required.
2. The new parking area is proposed within an RS-8 zoning district. This will not be permitted unless the property is rezoned to CF-H or X-P.
3. Provide zoning district lines on site plan.
4. It is not clear on Sheet A-1 where the addition is proposed. Provide shading to better identify the area.
5. Provide a narrative explaining how this request meets the criteria for waterway use (ULDR Sec. 47-23.8.B – includes neighborhood compatibility criteria). No parking is permitted within 20 feet of the Himmarshee Canal. Dimension the distance between the property line and parking spaces.
6. Discuss installation of curb cuts on Tarpon Drive with engineering representative.
7. Explain the accessory use parking calculation.
8. Any new light poles cannot encroach within required setbacks.
9. Show any new lighting proposed on site plan.
10. It is recommended that this proposal be presented to the Colee Hammock Neighborhood Association.

DRC
SITE PLAN REVIEW AND COMMENT
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Division:	Police	Member:	Det. C. Cleary- Robitaille 954-828-6419
Project Name:	All Saints Episcopal Church	Case #:	139-R-02
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Comments:

1. Will impact resistant glass be used?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. Will roll up doors have secondary locking devices?
4. Will first floor solid entry doors have 180 degree viewing devices? (peep hole)
5. All entry doors and locking devices will have sufficient security rating.
6. All doors and windows should have an annunciating device to alert members to an unsecured opening.
7. Will there be a perimeter security system to include glass break detection, and panic buttons for emergency conditions? Will there be secondary interior protection using motion sensors, traps, or floor mats?
8. Will CCTV be used for entry/exit doors and reception areas, interior office areas, restrooms, mechanic yard area, atrium area, nursery, stairwells, elevators, and parking lot areas?
9. Will there be on site security guards with a central security office?
10. Will card access be installed for use in restricted, sensitive areas?
11. Please submit comments in writing prior to DRC sign-off.

Division:	Zoning	Member:	Terry Burgess 954-828-5913
Project Name:	All Saints Episcopal Church	Case #:	139-R-02
Date:	12/10/02		

1. Provide a narrative outlining the proposed uses of the new addition and how the proposed project complies with the Waterway Uses requirements pursuant to section 47-23.8 and Neighborhood Compatibility Criteria of section 47-25.3.
2. No parking is permitted in the twenty (20) foot landscape area pursuant to section 47-23.8.B.1.
3. Clearly indicate zoning district lines on the site plan.
4. Light fixtures shall comply with the setback requirement of the zoning district in which they are located pursuant to section 47-19.2.R.
5. New parking area is located in an RS-8 zoning district is prohibited unless rezoned to CF-H.
6. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
7. Discuss site circulation pursuant to section 47-20.5 with Engineering.
8. Additional comments may be forthcoming at DRC meeting.